

California Department of Fair Employment & Housing

Fair Housing Bulletin

Date: May 23, 2002

Attn: California Property Owners and Managers
Rental Property Associations

Subject: Department issues guidelines for owners/managers in response to reports of terrorist threats against rental properties

As a result of reports of recent precautionary alerts attributed to the FBI regarding rental properties, the California Department of Fair Employment and Housing (DFEH) has been asked for more information about State anti-discrimination guidelines.

As a public service, the Department is reminding rental property owners and managers of the following:

- Housing may not be denied in whole or in part due to the national origin, ancestry, race or religion of any individual.
- No oral or written statement may be made which indicates any preference or limitation in housing accommodations based upon the national origin, ancestry, race or religion of an individual; no oral or written inquiry may be made concerning the national origin, race, or religion of any person seeking to rent or lease a housing accommodation.
- Background checks and/or credit checks must be applied equally to all potential tenants and may not be used to selectively eliminate a potential tenant based upon their national origin, race or religion.
- Community rules and residential services should be applied and provided equally.
- A property owner or manager is prohibited from harassing an individual because of their national origin, ancestry, race or religion and has a responsibility to stop harassment by others on the property when it occurs.

We are all aware that increasing security for tenants and property is a complex process. Keeping the factors above in mind will help ensure that fair housing responsibilities are maintained. If you have any questions, please contact Jaime Reyes, DFEH Northern California Housing District Administrator, at (510) 622-2995 or Linda Harris, DFEH Southern California Housing District Administrator, at (213) 439-6703.

* * *